



PLANNING COMMISSION MEETING

Minutes of March 25, 2019 6:00 p.m. County Commissioners Meeting Room La Plata, Maryland 20646

The Charles County Planning Commission held its regularly scheduled meeting on Monday, March 25, 2019 at 6:00 p.m. in the Charles County Government Building, La Plata, Maryland.

The following persons were present:

Wayne Magoon, Chairman
Angela Sherard, Vice Chair
Rick Viohl, Secretary
Robin Barnes
Vicki Marckel
William Murray
Kevin Wedding
Elizabeth Theobalds, Deputy County Attorney
Jason Groth, Planning Director
John Mudd, Assistant Chief
Heather Kelley, Program Manager
Aimee Dailey, Planner III
Melissa Hively, Clerk

1. Call to Order:

The Chair called the meeting to order at 6:01 p.m. in the Commissioners Meeting Room with seven (7) members in attendance.

2. Approval of the Agenda:

A **MOTION** was made by Ms. Sherard, and **SECONDED** by Ms. Marckel, to approve the Agenda. The vote was unanimous, and the **MOTION** passed.

3. Approval of the Minutes:

1. February 25, 2019 Meeting Minutes

A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Sherard, to approve the minutes as presented. Mr. Barnes, Mr. Murray, and Mr. Wedding abstained as they were not present at that meeting. The vote was unanimous, and the **MOTION** passed.

2. March 11, 2019 Meeting Minutes

A **MOTION** was made by Mr. Barnes, and **SECONDED** by Mr. Viohl, to approve the minutes as presented. Ms. Sherard abstained as she was not present at that meeting. The vote was unanimous, and the **MOTION** passed.

4. Chairman's Comments:

Mr. Magoon issued a reminder to the Commission that the next meeting, scheduled for April 8, 2019, would be longer than usual.

Mr. Magoon thanked former Planning Commission member Nancy Schertler, who was present in the audience, for her service.

5. Personal Appearances:

Nancy Schertler – Expressed her concerns about the County Zoning Regulations Superior Design Criteria.

6. Public Hearings:

None

7. Public Meeting:

1. Woods Edge, XPN #18-0001

Staff presented an overview of the proposed project. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant appeared and gave his presentation. (Although he did not reference his exhibits, prior to the presentations, the Applicant distributed two (2) printed maps depicting the community amenities and the area pedestrian trail network to each member of the Planning Commission). For the public meeting, three (3) members of the public provided comments on the proposed project. The Applicant was then given an opportunity to address the public comments. A **MOTION** was made by Mr. Murray, and **SECONDED** by Mr. Barnes, to approve the plan with the findings and recommendations included in the staff report. After discussion, a roll call vote was taken. The results were as follows:

Mr. Wedding – Yes
Ms. Marckel – Yes
Mr. Murray – Yes
Mr. Barnes – Yes
Ms. Sherard – No
Mr. Viohl – No
Mr. Magoon – Did not vote.

The vote was four (4) in favor to two (2) against and the **MOTION** passed. (Mr. Magoon, as chair, did not vote as his vote would not have affected the outcome of the vote).

A recess was called at 7:10 p.m., and the meeting resumed at 7:19 p.m.

2. Stonehaven, Phase 1, Revision #2, PLREV-180002 (F.K.A. XPN #16-0001)

Staff presented an overview of the proposed revision of the preliminary plan. After the staff presentation, the Planning Commission asked several questions. Next, the Applicant appeared and addressed several additional questions. A **MOTION** was made by Ms. Sherard, and **SECONDED** by Mr. Wedding, to approve the proposed project with the findings and recommendations included in the staff report. The vote was unanimous, and the **MOTION** passed.

8. Work Session:

Mr. Barnes requested that a Work Session be scheduled on an upcoming meeting to discuss the Superior Design Criteria.

9. Unfinished Business:

None

10. New Business:

1. Election of Vice Chair and Secretary

A **MOTION** was made by Mr. Viohl, and **SECONDED** by Ms. Marckel, to nominate Ms. Sherard as Vice Chair. The vote was unanimous, and the **MOTION** passed.

A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Barnes, to nominate Mr. Viohl as Secretary. The vote was unanimous, and the **MOTION** passed.

11. Director's Report:


In response to several questions asked by the Planning Commissioners during the meeting, and noting the addition of new members, Mr. Groth acknowledged the necessity to need to provide an update on several issues including the status of the Zoning Ordinance and Subdivision Regulations updates, a discussion of the Superior Design Criteria and how it is scored, and a more detailed discussion of growth goals and housing units per the Comprehensive Plan

Ms. Sherard asked when the Roundtable Meetings occur. Mr. Groth stated that they generally occur in the Charles County Government Building on a quarterly basis and that he would report on the next confirmed date and time at the next Planning Commission meeting.

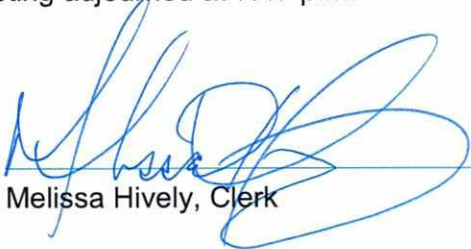
Ms. Marckel asked where the public could access Superior Design Criterion assessment scores. Mr. Groth explained that each project's scores are contained within their files and any member of the public who wishes to view those records may do so. Mr. Groth requested that people schedule appointments for reviewing those files.

12. Adjournment:

A **MOTION** was made by Ms. Marckel, and **SECONDED** by Mr. Barnes, to adjourn the meeting. The vote was unanimous, and the meeting adjourned at 7:47 p.m.



Rick Viehl, Secretary



Melissa Hively, Clerk